

Location & Description:

- Stockport is a large, affluent town situated on the border of Greater Manchester and Cheshire. The town is ranked within the top 3% of UK retail centres (CACI) and has one of the highest PMA Affluence indicator ratings in the North West. Around £1 billion is being invested in Stockport, which includes a new state-of-the-art transport interchange, Stockport Exchange (a Grade A office and hotel scheme) and over 3,000 new homes.
- Merseyway is Stockport's prime retail destination. The scheme provides over 308,000 sq. ft. of retail accommodation and benefits from 835 car parking spaces. Merseyway is anchored by Primark and has a strong mix of tenants including Boots, Superdrug, JD Sports, Office Shoes, Deichmann and River Island.
- The subject premises is situated in close proximity to the new Stockport transport interchange.

Demise:

Ground Floor 319.68 sq ft (29.7 sq m)
First Floor 337.98 sq ft (31.4 sq m)
Basement 343.36 sq ft (31.9 sq m)

Rent:

Available upon request.

Lease:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Short term occupancy is available.

Service Charge:

On-account service charge for the current year stands at approximately £5,314.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £8,000.

Date Prepared:

October 2024.

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Stockport



Experian Goad Plan Created: 31/10/2024
Created By: Barker Proudlove Ltd



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